



TOTAL FLOOR AREA : 3865sq.ft. (359.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Main Street
Tadcaster

£1,250,000

9 Albert Street, Harrogate
 North Yorkshire HG1 1JX
 Sales: 01423 503076
 Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An exceptionally rare opportunity to purchase this substantial detached family home located in this desirable village position adjacent to open countryside.

The property is within easy reach of the A64 giving a direct route to York and the East coast rail network. The A1 is a short distance away. Constructed to high energy efficiency standards, as the EPC reflects, the property incorporates Solar Thermal, Solar PV and Air Source Heat Pump technologies.

Built in 2016 on a 0.67-acre plot, using a bespoke blend of bricks from York Handmade Brick, the property offers superb character and an exceptional eye for detail of design. With quality fixtures and fittings throughout, it truly requires an internal inspection to appreciate this well-planned accommodation. Laid out over three floors, the accommodation comprises: An extremely large, light and welcoming entrance hall, ground floor shower room, sitting room, study, dining room, and utility, together with an extremely spacious, open plan kitchen/garden room. The kitchen is fitted with Chapel Kitchens bespoke handmade furniture and integrated appliances. The garden room has a magnificent picture window overlooking the south facing gardens and bi-fold doors leading to a large patio.

To the first floor is a light and open galleried landing with an open staircase to the second floor, an extremely good-sized principal bedroom with magnificent views, and a large en-suite luxury bathroom and two further dual aspect double bedrooms with en-suite facilities.

To the second floor are two further light and airy double bedrooms, a shower room/wc, separate wc and excellent storage.

5 Bedrooms

3 Reception Room

5 Bathroom

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DIRECTIONS - LS24 8EP

COUNCIL TAX

The property has been placed in band G.

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	88	88	England & Wales
	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles